



Town of East Windsor
Planning & Development

11 Rye Street, Broad Brook, CT 06016
860.623.6030
www.eastwindsor-ct.gov

APPLICATION & OTHER FEES¹

Application	State	Base Fee	Additional Fees
Amendments			
Plan of Cons. & Dev.	\$60	\$240	
Zoning Map	\$60	\$340 or \$5.00 per acre, whichever is greater	
Zoning Regulations Text	\$60	\$240	
Site Plan			
Commission Action	\$60	\$160	+ \$.015/sq. ft. of impervious surface >5,000 sq. ft.
Staff Action	\$60	\$140	+ \$.01/sq. ft. of impervious surface >5,000 sq. ft.
Modification to Approved	same as above		
Renewal	same as above		
Special Permits			
Special Permit	\$60	\$240	+ \$.015/sq. ft. of impervious surface >5,000 sq. ft. +\$\$.003/sq. ft. of disturbed area for all excavation activities
Special Permit renewal	same as above		
Subdivisions			
Resubdivision	\$60	\$240	+ \$30/ lot when 3 or more lots created + \$40/lot when a rear lot is proposed + \$0.50/linear foot of new roadway (min. \$200)
Subdivision	same as above		
Boundary Line Adjustment	Director's approval, then record with Town Clerk		
Zoning Board of Appeals Actions			
Variance	\$60	\$130	
Appeal of ZEO Decision	\$60	\$130	
DMV application sign off	\$60	\$100	
Inspections ²			
Site Plan, Special Permit, all Erosion & Sedimentation Control, Bond Reduction		\$20/visit/staff	
Subdivision/Resubdivision Bond reduction: <i>Progress</i>		\$20/visit/staff	+\$50/visit where a new road or public facilities ³ exist OR +\$20/visit where no new public improvements exist
Subdivision/Resubdivision Bond reduction: <i>Final</i>		\$20/visit/staff	+\$100/visit where a new road or public facilities ² exist OR +\$40/visit where no new public improvements exist

Footnotes:

1. All application fees must be paid in full before an application will be accepted.
2. A minimum of one inspection for E&S and bond reduction is paid for as part of the Zoning Permit application fee.
3. Public facilities include sewer, storm & yard drains, and detention basins anticipated for Town ownership.



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Zoning Permit & Other Fees

Residential Permit	Inspection	State Land Use	Zoning Permit	E&S Bond	Total
Accessory Structure		\$60	\$35		\$95
Addition		\$60	\$60		\$120
Conversion		\$60	\$110		\$170
Mobile Home		\$60	\$110		\$170
Multi-Family House (new)	\$40	\$60	\$160	\$1,200	\$1,460
Single Family House (new)	\$40	\$60	\$110	\$1,200	\$1,410
Site Work	\$40	\$60	\$35		\$135
Two-Family House (new)	\$40	\$60	\$160	\$1,200	\$1,460
Commercial Permit					
Accessory Structures		\$60	\$110		\$170
Building Addition		\$60	\$110 + \$.02/sf		
Change in Use (no site plan)		\$60	\$35		\$95
Change in Use (site plan)	\$40	\$60	\$60		\$160
New Building	\$40	\$60	\$160 + \$.02/sf		
Site Work	\$40	\$60	\$60		\$160
Temporary Work Site Trailer		\$60	\$35		\$95
Other					
Excavation & Fill		\$60	\$20/1,000cy		
Sign		\$60	\$30 + \$1/sf		
Temporary Event			\$70		\$70
Temporary Liquor Permit			\$70		\$70
Temporary Sign		\$60	\$30		\$90
Temporary Work Site Trailer		\$60	\$35		\$95
Zoning Compliance Letter (per parcel)			\$25		\$25

Effective: July 1, 2020

Fees are established pursuant to Town Ordinance 03-02, An Ordinance Concerning the Adoption of Fees for Zoning Permits. Section 8-1c of the Connecticut General Statutes, zoning permit fees are to be paid at the time of application.